Budapest – II. kerület

Riverside Living with a Green View – Stylish Two-Room Apartment, 5 minutes from Battyány square

Property ID: HU26439952



PURCHASE PRICE: 286.000 EUR • LIVING SPACE: ca. 44 m^2 • ROOMS: 2

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At a glance

Property ID	HU26439952
Living Space	ca. 44 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2000
Type of parking	1 x Underground car park, 46300 EUR (Sale)

Purchase Price	286.000 EUR
Type	Apartment
Condition of property	Completely renovated

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Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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A first impression

Enjoy your morning coffee on the balcony, take a short stroll to the Danube, and have the best of the city right at your doorstep.
If you are looking for a home that combines the energy of city living with the peace and charm of a green setting, this apartment is well worth a closer look.

Located on Kacsa Street in Budapest's District II, just 100 metres from the Danube riverbank, this renovated, modern-condition two-room apartment is situated on the second floor of a well-maintained brick building with a lift.
Smart Layout, Welcoming Atmosphere
At the heart of the apartment is a 22 m² living room with an open-plan kitchen, offering a comfortable space for dinner with friends, relaxed evenings or a productive day working from home.
The living room opens directly onto a 6 m² balcony overlooking a leafy courtyard – your own little outdoor retreat, perfect for starting the day with a coffee or unwinding in the evening.
The 11 m² separate room can be divided from the living area by a sliding door. Use it as a comfortable bedroom, a home office, or a combination of both. The flexible layout adapts easily to your lifestyle.

Move In and Make Yourself at Home
The apartment has been renovated and is in excellent, modern condition, so there is no need to start with renovation work or furnishing a kitchen.
The built-in appliances in the kitchen are included in the purchase price: oven, microwave, extractor hood, refrigerator and dishwasher. A floor-to-ceiling built-in wardrobe along one wall of the entrance hall provides generous storage space.

Additional features include:
•New condensing gas boiler with individual heating
•Plastic-framed windows with triple glazing
•Alarm system
•Quiet setting overlooking a green courtyard
•Lift and step-free access to the building

Convenient Parking Options
If you would like your own parking space, a garage space in the underground communal garage is available for an additional HUF 17 million. Purchasing it is optional; renting a parking space is also possible. On-street parking is available as well.

Everything You Need for City Living, Close By
The Danube riverbank is practically around the corner, while Batthyány Square and

Margaret Bridge are just a few minutes' walk away. Metro, suburban railway and tram connections, cafés, restaurants and shopping facilities make everyday life easy and convenient.
When it is time to unwind, enjoy a walk along the Danube, settle into one of the charming cafés on Fő Street, or head to Margaret Island for a refreshing escape into nature.

Who Is This Apartment Perfect For?
•Young professionals and couples who enjoy city life but appreciate peace and quiet at home.
•Those working from home who need a separate, versatile room.
•Investors looking for a well-designed apartment in a sought-after Budapest location.

The apartment is ready to move into immediately.

A home where the proximity of the Danube, a leafy balcony view and the convenience of urban living come together.

Come and see it for yourself – and imagine starting your day here before heading out to explore the city, or simply enjoying staying in.

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Contact partner

For further information, please contact your contact person:

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